

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-H-23-RZ **Related File Number:**
Application Filed: 11/14/2022 **Date of Revision:**
Applicant: BRONZIE HARRIS

PROPERTY INFORMATION

General Location: NE end of Clayberry Dr, north of Oak Ridge Hwy
Other Parcel Info.:
Tax ID Number: 78 07201 AND 072 **Jurisdiction:** County
Size of Tract: 4.96 acres
Accessibility: Access is via Clayberry Drive, a local street with a pavement width of 25-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: **Density:** 12 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is a mix of single family residential and multifamily residential adjacent to the commercial corridor along Oak Ridge Highway.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6010 and 6011 Clayberry Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, PR is adjacent.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) up to 8 du/ac because it consistent with the sector plan and consistent with surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This area is adjacent to the commercial corridor along Oak Ridge Highway. Multi-family residential has been building out adjacent to the commercial area since the late 1990s. In 2005, an adjacent parcel was rezoned to PR up to 18 du/ac and a sector plan amendment to HDR (High Density Residential) was also approved.
2. Local data sources and national data trends note an increased demand for a range of housing opportunities, which a rezoning to increase residential density may support.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
2. Additionally, the zoning code states that each PR development shall be compatible with the surrounding or adjacent zones, as determined by Planning Commission review of development plans. During this review process additional concerns related to site design may be addressed.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The PR zone requires development plan approval by the Planning Commission prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, drainage and other potential development concerns. It will also provide the opportunity for public input at the Planning Commission meeting.
2. PR zoning up to 8 du/ac is consistent with nearby zoning and the sector plan designation of MDR (Medium Density Residential).
3. Currently, access for the property is off of Clayberry Drive through an adjacent single family residential subdivision. Other PR zoning without direct access to Oak Ridge Highway limits PR up to 8 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. PR zoning up to 8 du/ac is consistent with the sector plan designation of MDR for the subject property.
2. The proposed rezoning is not in conflict with the General Plan or any other adopted plans for this area.

Action:

Approved

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Approve PR (Planned Residential) up to 8 du/ac because it consistent with the sector plan and consistent with surrounding development.

Date of Approval: 1/12/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/21/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR up to 12 du/ac with closing off access to Clayberry Dr.

Date of Legislative Appeal:

Effective Date of Ordinance: